

Dale & Trudy Hicks
316 N. Washington St.
Janesville, WI 53548
February 28, 2012

We are very much in support of AB 182. We do not want to be held responsible for paying utilities that we haven't used that aren't in our name. The tenant should be responsible for utility usage as they have had the benefit of that service.

Presently, the utility companies give the tenant a free ride. They know they have the Landlords in their back pocket so why should they be concerned when a tenant does not pay as they will just bill the landlords!! If the landlord doesn't pay then they will just add it to the landlord's tax bill!! Worse yet, if the landlord pays in order to keep it off of his tax bill and the tenant comes in later and pays what he rightly owes the utility will tell the tenant that the bill has been paid.....letting the tenant off the hook!! This is wrong!

Dale & Trudy Hicks

From: Gary Shaw
Sent: Monday, February 27, 2012 1:44 PM
To: Gary C Shaw
Subject: AB 182

I'm writing to support AB182
Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request a change in the Municipal Utility Bill Legislation.
The current law that allows the utility to put the unpaid bills of the tenants
on the property tax bill of the owners of the property who did not use the utilities, is just wrong.

We did not give the credit to the tenant for their power and water bill. We cannot turn off the
utility. The way things are right now we are in effect giving the tenant and the utility
a blank check. There are more than a few tenants who "game" the system and avoid personal
responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce
the
refunds to pay these bills. I as a landlord can not collect enough security deposit to cover this
expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,

Gary C. Shaw
President of GCS Real Estate LLC
1339 Excalibur Dr.
Janesville WI 53546

From: Gary Shaw
Sent: Monday, February 27, 2012 1:44 PM
To: Gary C Shaw
Subject: AB 182

I'm writing to support AB182
Municipal Utility Bill Legislation

February 27, 2012

To Whom It May Concern:

As a property manager/owner for over 38 properties in Janesville I strongly support AB182. Not holding residents responsible for utilities that they use is the same as saying that you are in favor of allowing theft, which is exactly what it is when a resident fails to pay for utilities that they have used.

As a property manager/owner it is our responsibility to "manage" the property not to financially support the tenant who resides in a property. By placing this financial burden on the landlord you are only increasing their financial burden and forcing them to raise rents, raise deposits, become stricter on residential screening, all items combined will make it harder for people entering the rental housing market and make rental housing less affordable for all.

Sincerely,

Karen Knoll
Mark Company of Janesville, LLC

February 27,2012

Re: AB - 182

Dale,

I am writing in support of AB 182. I think it is only right that tenants are held responsible for utility bill they have incurred. Holding Landlords responsible is an undue burden.

Joe Norem

3006 Windsor La

Janesville, Wi 53546

608-373-0859

**AB182**

Saturday, February 25, 2012 4:47 PM

From: "Dick and Diane Adams" <rjadams65@frontier.com>**To:** "Dale S. Hicks" <dandtrentals@sbcglobal.net>

Mr. Hicks The proposed bill AB 182 should be passed to prevent myself and other landlords from paying for services that we do not use, generated by tenants that do not pay for the service used totally by them.
Sincerely Richard Adams - Landlord in Beloit and Janesville

--

Dick and Diane Adams

February 27,2012

Hello,

My name is Mark Magee, I own rental property in the city of Janesville and Milton WI. I'm in favor of bill AB 182.

It is truly unjust to have to be held responsible for utilities used by someone else.

Magee Real Estate LLC and Parkview Place LLC

4233 Capella Dr

Janesville, WI 53546

608-289-4927

2/24/12

Assembly Bill 182

I am for this bill.

Landlords should not have to pay for utilities that tenants use in their names. Tenants should be responsible for paying their own bill for gas, electric, water & sewer. If the cities choose to be in business, then they need to find a way to collect their own bills and not just put them on the owners property tax bills. Landlords have enough problems trying to collect rents from tenants because of the current laws. We don't have the resources to also collect utility bills. The court system does not side with the landlord as far as utilities are concerned. This could have a drastic effect on the amount of rent charged per unit..

Dave & Roz Voegeli
PO Box 8043
Janesville WI 53547

2/27/2012

Dear Legislator,

My name is Rebecca Davis and I am in support of AB 182.

Address: 2727 Park Place Ln #109

Janesville, WI 53545

February 27,2012

Dale,

We are in favor of AB 182. It's hard enough for us Landlords to even make a profit with the economy the way it is. We've had to lower our rents and we have more delinquent Tenants than ever before. After we lose a couple month's rent, then we have to spend more money to evict them (which we will never get back) and repair all the damages. Then the City of Janesville makes us pay the delinquent utilities and they raise our property taxes too, when the appraised value of our properties is lower than it's ever been before. No wonder so many Landlords are going into foreclosure. Please tell our Legislators that we need their help. The City of Janesville doesn't need their help, they have plenty of power already, let them figure out a way to collect their money like the rest of us have to. WE ARE IN FAVOR OF AB 182.

Thank you,
Richard & Marianne Walker
Walker Property Management, LLC.
P.O. Box 1387
Janesville, WI. 53547
608-563-0013

27 February 2012

Lynne Jacobsen
1107 Morningside Dr.,
Janesville, WI 53546

Dear Elected Representatives,

I am very concerned about your upcoming vote on bill AB 182.

As a landlord, I support AB 182. Tenants need to be responsible citizens of our community by paying all their own bills. Tenants pay rent instead of a mortgage. They pay their own telephone, heat, and cable/dish television bill. Why not pay their own water bills?

The water company lets me know in November what my tenants have not paid in their water bills. I am saving all year to pay property taxes. If they do not pay their water bill, for water they alone use, then their bill gets added to my property tax bill if I do not pay it immediately. That could be a water bill for the entire year! I do not feel that their water bill is my responsibility.

Please vote in favor of bill AB 182 to put the water bill and all utilities to the tenant's responsibility and not the landlord. I want to offer affordable housing in Janesville, but I will have to raise the rent to cover the possibility of my tenants not paying their water bill.

Thank you for your consideration!

Lynne Jacobsen

608-752-2447

polishnorske@gmail.com

February 27, 2012

To Whom It May Concern:

We are members of JARPA-we have tenants.

We are in much favor of AB 182.

Oscar and Norma Bjugstad

6527 North Weary Road

Evansville, WI 53536-8435

February 27, 2012

Hi Dale,

Please speak in favor of AB 182 on March 6th. As a land lord using the state approved rental form, my tenant has signed that the tenant is responsible for his/her utilities. Since that is the intent of the signed lease, to let a municipality revise that lease is wrong. To over ride the signed lease is counter productive to my understanding of the judicial intent.

Thanks,

Nancy Lader

229 Garden Ln

Milton, Wi 53563

February 26, 2012

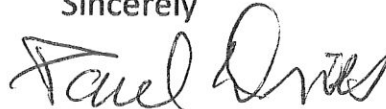
To: State of Wisconsin Legislature

From: Paul Dries, Member **JARPA** (Janesville Area Rental Properties Association)

Re: AB 182

I wish to express my strong support of Assembly Bill AB 182. It is totally irresponsible of our local government elected officials to shirk their responsibility to collect Utility bills created by tenants and pass that task on to the landlord who does not create the debt. Please cast your vote in favor of AB 182.

Sincerely

A handwritten signature in black ink that reads "Paul Dries". The signature is fluid and cursive, with the first name "Paul" and last name "Dries" clearly distinguishable.

Paul Dries

2404 Lombard Avenue

Janesville, WI 53545-2225

February 26, 2012

I wish to express my
support for assembly
bill AB 102. Landlords
should not have to collect for
Tenants utility bills.

Jane Dries Syme 2/26/12
Jane-Dries Syme
930 N. Washington St. #229
Janesville, WI 53548

I wish to state that I
am in favor of Assembly
Bill AB182. It is not
just, that a landlord
should be responsible
for a tenants utility
bills.

Alfred L. Schwitzer
594 W 14258 Broadway La
Pasadena CA 91104

2-27-12

Feb. 26. 2011

There is a bill AB 102
that is in favor of forcing
Municipalities to ~~pay~~ collect
directly from tenants and
not force landlords to pay
tenants bills. I support
this bill.

Phillip Becker
14 W. Madison Ave.
Milton, WI 53563

February 26, 2012

I do not believe that
it is right that I as
a landlord should be held
responsible for the
utility bills created
by my tenants. I urge you
to vote for assembly bill
AB 102.

Ann Wiles
2404 Landbard Ave.
Jonesville, Va.
53545

TO: DALE HICKS
PRES: WISCONSIN APT ASSOC

FROM:

TNT TAX & ACCOUNTING

R. MIKE FLINT, ENROLLED AGENT

617 E. MAIN ST. 211 2ND ST

REEDSBURG, WI 53089

608 - 324-6078

MESSAGE

SUBJECT RE: ASSEMBLY BILL #182DATE 2/27/12

FOLD

MR. HICKS -

I SUPPORT YOUR EFFORTS REGARDING THE ABOVE ASSEMBLY BILL AND ITS AFFECTS ON LANDLORDS. IT IS PATENTLY UNFAIR TO FORCE LANDLORDS TO PAY THEIR RENTERS UTILITY BILLS. THE OPPOSITE ARGUMENT TO THIS IS THAT THE UTILITIES SAY WE HAVE A SECURITY DEPOSIT TO COVER THEM AND AS A LONGTIME LANDLORD WITH (24) UNITS, THAT SIMPLY DOESN'T COVER IT. A FAIRER WAY IS TO HAVE THE UTILITIES TAKE A SECURITY FEE AND DEAL WITH IT THROUGH THEIR PROFITLOSS STRUCTURE AS I MUST EVERY DAY.

SIGNED

Richard Mike Flint
RICHARD "MIKE" FLINT

February 27, 2012

Re: AB 182

Mr. Dale Hicks,

I am in total favor of the Original draft of AB 182.

Last year I had to evict someone and when I called for final reading before the court date, the bill was \$284.00.

After the eviction I had it put back in my name and they called me and said there is a leak at the property and the outstanding bill was \$1154.00. I said there is no leak there and why was the bill so much.

They had notified the tenant about a leak and the tenant knew about the leak. It was leaking inside the toilet and running and running. The Water Works and Lighting company did not notify me of the leak. Only the tenant. This is WRONG!

I should have been notified right away and I would have went over there to fix the leak. They didn't care because they knew I was the one responsible for the bill in the end. Not only is it wrong to bill me for tenants who do not pay, it was wrong that they didn't notify me of the leak when they knew something was leaking.

AB 182 needs to be passed! We are responsible for the mortgage payment, real estate taxed, maintenance and repairs. We should not be responsible for their water and electric bill. If this was the case, why not make us responsible for their heat bill, food bill, taxes, car payments and retirement plans. This present law is thievery!

Thanks,
Dean Ramsden

February 27, 2012

Re: AB 182

Dear Dale:

This is to express my support for AB182. We landlords certainly shouldn't be expected to be responsible for utilities that someone else has taken the responsibility for and used.

Thank you for your attention.

Very truly yours,

Eleanor G. Oleston
W7497 Pleasant Street
Delavan, WI 53115

From: **robert underhill** <r_underhill2000@yahoo.com.au>
Date: Mon, Feb 27, 2012 at 7:50 PM
Subject: Re: URGENT Make tenants responsible for water : AB182
To: Jon Frickensmith <presidentofswla@gmail.com>

Jon : Thanks for the info yes I support AB182. I'm sorry I can't make it to Madison on Tuesday but I have many obligations finishing the 4 Apartments that are rented for March 1.

From: **Mary Ann Lorence** <lorencemg@yahoo.com>
Date: Sun, Feb 26, 2012 at 12:44 PM
Subject: Re: URGENT Make tenants responsible for water : AB182
To: Jon Frickensmith <presidentofswla@gmail.com>

Jon, This is our notification to you that we support the passage of Bill AB182. We will follow up with a call to our State senator and representative. I don't think we can make the trip up to Madison.

Glenn & Mary Ann Lorence
6530 Five Mile Rd.
Racine, Wi. 53402

February 27,2012

Jon,

I will not be able to attend, but I fully support Wisconsin Assembly Bill 182 in its original form. This proposed legislation properly places the responsibility of paying for municipal utilities on the direct consumers of those utilities. In this case, those consumers are the tenants occupying rental properties. Current law allows municipal utilities to burden property owners with a lien on the real property for past-due municipal utilities. Property owners should not be unduly responsible for paying for municipal utilities for which they have no control over and do not use.

Dan Reinders

262-635-3886

February 27, 2012

Dear Representative,

I am a homeowner and landlord. I pay my water bill every time it is due and it is time all tenants/renters also held responsible as per lease agreement to also be accountable for the water they use and pay their bill.

Please support Assembly 182.

Sincerely,

Nancy Kay Behnke
2621 Gemini Road
Green Bay, WI 54311

From: Lois Stattenfield <lstatenfield@sbcglobal.net>

To: Sen.wanggaard@legis.wisconsin.gov

Sent: Mon, February 27, 2012 11:09:24 PM

Subject: Support Assembly Bill 182

Senator Wanggaard,

Please vote in favor of this bill to make tenants responsible for the water/sewer bill they incur in the rental building they occupy. Landlords should not be responsible for paying when the tenant does not pay. Tenants are able to move from one property to another, obtain water/sewer service again and again with landlord's bearing all the responsibility along with non-payment of rent and damages to the property.

Lois Stattenfield, landlord
908 Perry Avenue
Racine, WI 53406

From:

"jlrobst1@aol.com" <jlrobst1@aol.com>

[View contact details](#)

Re: AB 182

2-28-2012

To:

dandtrentals@sbcglobal.net

We support AB182. In communities such as Janesville we have been held responsible for the water usage of tenants that do not pay the final bill. In addition, in Hartford, we have been held responsible for the water and electric. The final bill needs to follow the person who used the utility not the owner.

Tripp & Associates, Inc.

Phone: 866-618-8475

Joan

Assembly Bill 182

Tuesday, February 28, 2012 8:52 AM

From:

"Jim Busse" <jbusse@GormanUSA.com>

To:

"gary.goyke@gmail.com" <gary.goyke@gmail.com>, "dandtrentals@sbcglobal.net" <dandtrentals@sbcglobal.net>

Gary and Dale

I am in support of Assembly Bill 182. This bill will allow municipal electric and water utilities the ability to collect past due payments from their delinquent customers. Unfortunately under the existing law accountability for the lessees' actions may be deferred to the landlord. Placing responsibility where it belongs plus allowing the utility company the ability to recover monies makes this bill fair and just.

Feel free to share my support of Assembly Bill 182.

Thank you

Jim Busse

Regional Manager

Gorman & Company, Inc.

200 N. Main Street

Oregon, WI 53575

608.835.7633

608.835.7666 F

608.575.2087 C

JBusse@GormanUSA.com

From: Kurt Verhoeven

Sent: Monday, February 27, 2012 6:45 PM

To: Gary Shaw

Subject: Re: AB 182 Kurt

Brother Gary, This is so long overdue. I have a man in our church that gets stuck with the electric bill every time he rents to someone. It is put on his Property tax bill here in Elkhorn if it is not paid by the end of the year.

A real scam for tenants especially when the electric company will not turn the power off all winter.

Looking forward to our golf excursion!

Made a couple changes to your letter below.

Blessings,

Kurt

Kurt Verhoeven

56 W. Sedge meadow St.

Elkhorn, WI 53121

Gary Shaw

From: "Jeff Myers" <4jeffmyers@gmail.com>
Date: Monday, February 27, 2012 2:45 PM
To: "Gary Shaw" <gshaw0655@gmail.com>
I'm writing to support AB182
Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request a change in the Municipal Utility Bill Legislation.
The current law that allows the utility to put the unpaid bills of the tenants
on the property tax bill of the owners of the property who did not use the utilities, is just wrong.

We did not give the credit to the tenant for their power and water bill. We cannot turn off the
utility. The way things are right now we are in effect giving the tenant and the utility
a blank check. There are more than a few tenants who "game" the system and avoid personal
responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the
refunds to pay these bills. I as a landlord can not collect enough security deposit to cover this expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,

Jeff Myers R.E.I.
C 21 Affiliated
2715 Kennedy Rd.
Janesville WI 53545
Cell 608-751-5292
Office 608-531-2538
Fax 608-756-0193

2/27/2012

Gary Shaw

From: "Scott Bever" <scott@markleinbuilders.com>
Date: Monday, February 27, 2012 2:49 PM
To: "Gary Shaw" <gshaw0655@gmail.com>
Subject: RE: AB 182
Gary,

I will support this.

Scott W. Bever
Marklein Builders, Inc.
Office: (608) 752-0814
Fax: (608) 756-3182
Cell: (608) 436-1429
scott@markleinbuilders.com
www.markleinbuilders.com

Gary Shaw

From: "Gary Shaw " <gshaw0655@gmail.com>
Date: Monday, February 27, 2012 3:14 PM
To: "Gary C Shaw" <gshaw0655@gmail.com>
Subject: Fw: AB 182

From: Gary Shaw
Sent: Monday, February 27, 2012 1:44 PM
To: Gary C Shaw
Subject: AB 182

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a blank check. There are more than a few tenants who "game" the system and avoid personal
responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the
refunds to pay these bills. I as a landlord can not collect enough security deposit to cover this expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,



Gary C. Shaw
President of GCS Real Estate LLC
1339 Excalibur Dr.
Janesville WI 53546

Gary Shaw

From: "Polheber Bruce & Julie" <polarbears@tds.net>
Date: Tuesday, February 28, 2012 8:27 AM
To: "Gary Shaw" <gshaw0655@gmail.com>
Subject: AB182

I'm writing to support AB182
Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request a change in the Municipal Utility Bill Legislation.
The current law that allows a utility company to put the unpaid bills of a tenant onto the property tax bill of a building owner who did not use the utility, is just wrong.

The owner did not give the credit to the tenant for their power and water bill. The owner cannot turn off the utilities when they

go unpaid. The current policies provide opportunity for more than a few tenants to "game" the system and avoid personal responsibility for their own utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the tax refund of the person who owes the utility companies for the resources that they have utilized.

The burden to a landlord to collect enough security deposit to cover unpaid or underpaid utility bill as well as the expenses for tenants who don't pay their rent or damage their property, is too great and out of reasonable business practice under the present policies.

Sincerely,

Bruce Polheber Sr
Albany, WI.

2/28/2012

From: jimnpam98@charter.net
Sent: Monday, February 27, 2012 8:06 PM
To: [Gary Shaw](#)
Subject: RE: Fw: AB 182

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Municipal Utility Bill Legislation
To Whom It May Concern:

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cannot turn off the
Utility. The way things are right now we are in effect giving the tenant and
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a blank check. There are more than a few tenants who "game" the system
and avoid personal
responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and
the IRS to reduce the
refunds to pay these bills. I as a landlord cannot collect enough security
deposit to cover this expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,

Jim McCue

Gary Shaw

From: "Kurt Traeder" <ktraeder@yahoo.com>
Date: Monday, February 27, 2012 7:25 PM
To: "Gary Shaw" <gshaw0655@gmail.com>
Subject: Re: AB 182

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A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the
refunds to pay these bills. I as a landlord can not collect enough security deposit to cover this expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,

Kurt Traeder
2512 South Seymour Place
West Allis, WI 53227

2/28/2012

Gary Shaw

From: <Papayogurt1@aol.com>
Date: Monday, February 27, 2012 2:38 PM
To: <gshaw0655@gmail.com>
Subject: (no subject)

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Municipal Utility Bill Legislation

To Whom It May Concern:

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expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,

Charles Gilbert

2/27/2012

Gary Shaw

From: <Millionaireslegs@aol.com>
Date: Monday, February 27, 2012 2:37 PM
To: <gshaw0655@gmail.com>
Subject: Re: Fw: AB 182

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Municipal Utility Bill Legislation

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expense
as well as tenants who don't pay their rent or damage our property.

Sincerely,

Sherri Creamer

2/27/2012

Gary Shaw

From: <BarnesMarci@aol.com>
Date: Monday, February 27, 2012 2:21 PM
To: <gshaw0655@gmail.com>
Subject: Re: Fw: AB 182

I'm writing to support AB182
Municipal Utility Bill Legislation

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A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the refunds to pay these bills. I as a landlord can not collect enough security deposit to cover this expense as well as tenants who don't pay there rent or damage our property.

Sincerely,

Thanks So Much!

Marci Barnes
Licensed Assistant to Kris Shear
The Realty Group of So. Central WI
4435 Milton Ave
Janesville, WI 53546
608-743-2858 x19

2/27/2012

Gary Shaw

From: "Carl Johnson" <cjohnson1578@yahoo.com>
Date: Monday, February 27, 2012 2:06 PM
To: "Gary Shaw" <gshaw0655@gmail.com>
Subject: AB 182

I'm writing to support AB182
Municipal Utility Bill Legislation

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A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the
refunds to pay these bills. I as a landlord can not collect enough security deposit to cover this expense
as well as tenants who don't pay their rent or damage our property.

Carl Johnson

Dale,

I very much support a change in this legislation. As a business owner and a landlord I know all to well how to compete for business and collect my own balances owed. Local municipal companies do not have to compete for business because if we want electric and water services we have no choice other than purchasing services from them. Our only other option is to go without and that doesn't seem to be an option at all. Local utility companies should collect their own bills and take the required steps to get that done themselves like every other business has to. Passing these unpaid utility bills to landlords is just wrong and should never have been allowed in the first place. Let's get something that is very wrong fixed very soon!

Carl Mundth
Reedsburg, Wi.
608-963-7696

02/27/2012

Subject - Utility Co. Charges
gshaw

2/27/12

Hi Gary

Keep up the good work!! I have rentals in Peedsburg. It is amazing that they can collect their communications accounts but not the electrical ones.

In Sept had one tenant of whom I paid her accountant and as October mail them a check for that account, ~~and she~~ in Jan of the following year. They mailed it back to ~~me~~ them because account was paid by me.

Really they, even if they know the tenant whom has unpaid b/n - moves in with someone else will not even go after them.

Your right its legalized tho!! they extend the credit they should collect it Alliant does!! Either that or get out and let Alliant take over.

Between the local utility & PSC landlords dont stand a chance. PSC want winter moratorium & utility company

takes them to May to get serious about unpaid b/n's. Guaranteed be dissont if didnt have landlords to collect from!!

Sincerely
My Alliant

Gary Shaw

From: "Brandt Werner" <taxmanbrandt@charter.net>
Date: Monday, February 27, 2012 10:56 AM
To: <gshaw0655@gmail.com>
Subject: Municipal Bill Legislation
To Whom It May Concern:

I am writing to request a change in the Municipal Utility Bill Legislation. The current law that allows the utility to put the unpaid bills of the tenants on the property tax bill of the owner WHO DID NOT USE THE UTILITIES is NOT RIGHT.

A better solution is to authorize the Wisconsin Department of Revenue and the Internal Revenue Service to reduce the refunds to pay these bills. There are more than a few tenants who "game" the system and avoid personal responsibility for their utility bills.

Please change this bill!

Sincerely,

Brandt Werner
President, Reedsburg Common Council

2/27/2012

February 27, 2012

Re: AB182 Municipal Utility Bill Legislation

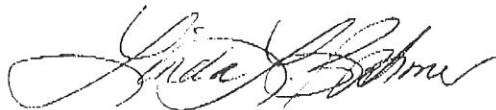
To Whom It May Concern:

I am writing to support AB182. The current law allows the utility company to charge the landlord with the unpaid utility bills and if unpaid by the landlord to add the unpaid bill to the property owners tax bill. This practice is unfair. As a landlord I have no control over the utilities. I did not authorize the credit given to the tenant nor do I have the authority to turn off the utility. From November till April the utility companies cannot disconnect the utility. We have had unpaid bills as high as \$800.00. The tenant vacates the unit and we are straddled with the bill. Again, we have no control over the situation. As a landlord we cannot charge enough security deposit to cover these costs.

In my opinion adding the utilities into the rent is not the proper solution. The tenant would have no incentive to control the usage of the utility because they see no cost to the usage. This practice would defeat our goal of controlling energy usage. A better solution is to authorize the Wisconsin Department of Revenue and/or the IRS to reduce the refunds to these tenants to recover the cost of unpaid utility bills for the utility.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda L. Brehmer", written in a cursive style.

Linda L. Brehmer

Member Resource Real Estate LLC

February 27, 2012

Re: AB182 Municipal Utility Bill Legislation

To Whom It May Concern:

I am writing to support AB182. The current law allows the utility company to charge the landlord with the unpaid utility bills and if unpaid by the landlord to add the unpaid bill to the property owners tax bill. This practice is unfair. As a landlord I have no control over the utilities. I did not authorize the credit given to the tenant nor do I have the authority to turn off the utility. From November till April the utility companies cannot disconnect the utility. We have had unpaid bills as high as \$800.00. The tenant vacates the unit and we are straddled with the bill. Again, we have no control over the situation. As a landlord we cannot charge enough security deposit to cover these costs.

In my opinion adding the utilities into the rent is not the proper solution. The tenant would have no incentive to control the usage of the utility because they see no cost to the usage. This practice would defeat our goal of controlling energy usage. A better solution is to authorize the Wisconsin Department of Revenue and/or the IRS to reduce the refunds to these tenants to recover the cost of unpaid utility bills for the utility.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Brehmer', with a stylized, flowing script.

Randall L. Brehmer
Member Resource Real Estate LLC

February 27, 2012

To Whom It May Concern

Re: 2011 Assembly Bill 182
Municipal Utility Bill Legislation

We, the undersigned, support a change in the Municipal Utility Bill Legislation.

Landlords should not be held responsible for the utility debt of renters. This is an agreement between the utility company and the individual renter, not the landlord. These debts should also not be allowed to be placed on the tax bills.

Individuals need to be responsible for their own utility expenses and this is something the utility companies need to pursue individually themselves and not place the burden on the landlord or the taxpayers.

<u>Name</u>	<u>Address</u>	<u>City</u>
David Price	E6918 SKI HILL RD.	REEDSBURG, WI 53959
Brad Fox	1200 INDUSTRIAL ST.	REEDSBURG, WI 53959
Howard Phillips	52992 GOLF COURSE RD	REEDSBURG, WI 53959
Edna Korman	601 E. Main St.	Reedsburg, WI 53959
Beth Saults	425 N. Park ST	Reedsburg, WI 53959
Justin Oh	4524 Penny Lane	Dodgeville WI 53533
Valerie Kleine	E8902 Oak Hill Rd.	Wis. Dells, WI 53965
Marcella Shultz	E7442 B N. Reedsburg Rd	Reedsburg, WI 53959

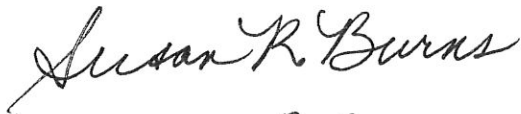
I'm writing to support AB182
Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request a change in the Municipal Utility Bill Legislation.
The current law that allows the utility to put the unpaid bills of the tenants on the property tax bill of the owners of the property who did not use the utilities, is just wrong. We did not give the credit to the tenant for their power and water bill. We cannot turn off the utility. The way things are right now we are in effect giving the tenant and the utility a blank check. There are more than a few tenants who "game" the system and avoid personal responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the refunds to pay these bills. I as a landlord cannot collect enough security deposit to cover this expense as well as tenants who don't pay their rent or damage our property.

Sincerely

A handwritten signature in cursive script that reads "Susan R. Burns".

Susan R. Burns
1466 County Rd. A
Edgerton, Wi. 53534

I'm writing to support AB182
Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request a change in the Municipal Utility Bill Legislation.
The current law that allows the utility to put the unpaid bills of the tenants on the property tax bill of the owners of the property who did not use the utilities, is just wrong. We did not give the credit to the tenant for their power and water bill. We cannot turn off the utility. The way things are right now we are in effect giving the tenant and the utility a blank check. There are more than a few tenants who "game" the system and avoid personal responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the refunds to pay these bills. I as a landlord cannot collect enough security deposit to cover this expense as well as tenants who don't pay their rent or damage our property.

Sincerely

A handwritten signature in cursive script that reads "Larry P. Burns".

Larry P. Burns
1466 County Rd A
Edgerton, WI. 53534

I'm writing to support AB182
Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request a change in the Municipal Utility Bill Legislation.
The current law that allows the utility to put the unpaid bills of the tenants on the property tax bill of the owners of the property who did not use the utilities, is just wrong. We did not give the credit to the tenant for their power and water bill. We cannot turn off the utility. The way things are right now we are in effect giving the tenant and the utility a blank check. There are more than a few tenants who "game" the system and avoid personal responsibility for their utility bills.

A better solution is to authorize the Wisconsin Department of Revenue and the IRS to reduce the refunds to pay these bills. I as a landlord cannot collect enough security deposit to cover this expense as well as tenants who don't pay their rent or damage our property.

Sincerely



Todd Holden
5621 N. Northwood Trace
Janesville, WI 53545

February 28, 2012

Public Hearing
Committee on Energy and Utilities

Re: Support for AB182 Municipal Utility Bill Legislation

To Whom It May Concern:

I'm writing to request repeal and/or amendment of the current Municipal Utility Bill Legislation.

The law states that a municipal utility has a right to collect unpaid utility obligations of tenants by citing the property owner for the balances due, and potentially placing a lien on the property.

It is my position that any utility account established between a tenant and their provider is a credit agreement solely between those two parties, and is therefore an issue separate from the landlord and property. It is a service secured by and used for the tenants needs while occupying the property. It is solely the tenant's responsibility for the utility's provision of these services.

Sincerely,

Daniel J. McCue
10203 N. Ellendale Rd.
Edgerton, WI 53534